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Doc# 2103642026 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/05/2021 11:49 AM PG: 1 OF 4

File Number: OS3300-20057667

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

Requested by/Return to: Title365 (Omaha) 11010 Burdette Street PO Box 641010 Omaha, NE 68164 Department Suite 300, Conshohocken, PA 15108

Mail Tax Statements To: Juanita Padilla and Miguel A. Barajas: 3839 West 51st Street, Chicago, IL 60632

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 19-11-302-008-0001

QUITCLAIM DEED

Exempt: Section 35 ILCS 200/31-45(e): consideration less than \$100

Juanita Padilla, now married, hereinafter grantor, whose tax-mailing address is 3839 West 51st Street, Chicago, IL 60632, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to Juanita Padilla and Miguel A. Barajas, wife and husband, as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is 3839 West 51st Street, Chicago, IL 60632, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Chicago, County of Cook, State of IL, and is described as follows: Lot 8 in Oliver Salinger & Company's 51st Street Subdivision, being a resubdivision of Blocks 1, 2 & 6 in Nathan's Addition to Elsdon, being a Subdivision of the East 3/4 of the Northwest 1/4 of the Southwest 1/4 of Section 11, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. Being the same property conveyed from John McGuigan and Mary E. McGuigan, his wife to Juanita Padilla, individual/single woman by deed dated April 28, 2006 and

Handwritten initials: H, D.W.

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recorded May 30, 2006 in Instrument Number 0615040234 of Official Records. APN: 19-11-302-008-0000

Property Address is: 3839 West 51st Street, Chicago, IL 60632

Prior instrument reference: 0615040234

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 11.20, 2020:

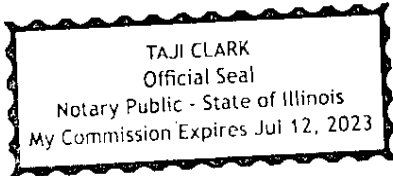


Juanita Padilla

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on November 20, 2020 by **Juanita Padilla** who is personally known to me or has produced IL Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.


Notary Public



REAL ESTATE TRANSFER TAX		06-Jan-2021
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *



19-11-302-008-0000 | 20210101606147 | 2-088-075-232

* Total does not include any applicable penalty or interest due

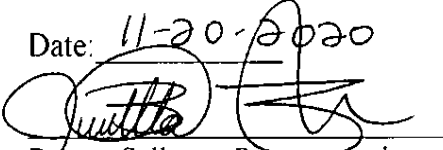
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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph E Section 31-45, Property Tax Code.

Date: 11-20-2020



Buyer, Seller or Representative

Property of Cook County Clerk's Office
COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

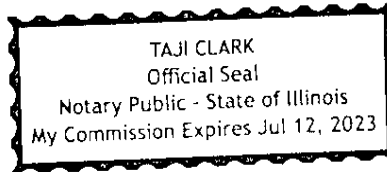
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 11-20, 2020

[Signature]
Signature of Grantor or Agent



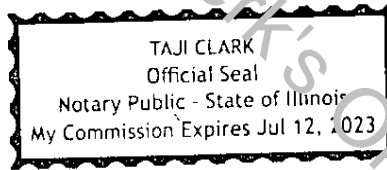
Subscribed and sworn to before
Me by the said Grantor
this 20 day of November,
2020.

NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 11-20, 2020

[Signature]
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Grantee
This 20 day of November,
2020.

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)